

SUB-CHAPTER 2.2
RESIDENCE DISTRICT "B" REGULATIONS

SECTION

- 14-2.201. Scope
- 14-2.202. Uses permitted.
- 14-2.203. Height.
- 14-2.204. Rear yard.
- 14-2.205. Side yard.
- 14-2.206. Front yard.
- 14-2.207. Lot area.

14-2.201. Scope. Within a Residence District "B" as shown on the Zone Map of Alcoa the following regulations shall apply. (Ord. No. 338, Sec. 5)

14-2.202. Uses permitted.

- (1) All uses permitted and as regulated by Title 14, Section 14-2.102 of this code except as hereinafter modified.
- (2) Dwellings for any number of families, including boarding houses and rooming houses. For the purposes of this ordinance, boarding houses and rooming houses are defined as being a house where meals and lodging are provided or a house where rooms are available for rent, respectively.
- (3) Accessory structures and home occupations customarily incidental to any of the aforesaid permitted uses subject to all the same conditions set forth in Section 14-2.102 (3). (Ord. No. 338, Sec. 5 (A))

14-2.203. Height. No dwelling shall exceed three (3) stories or forty-five (45) feet in height; except that hospitals, churches, schools and other public buildings may be erected to a height of sixty (60) feet or four (4) stories provided each yard required herein is increased an additional one (1) foot for each foot in height such building exceeds forty-five (45) feet. (Ord. No. 338, Sec. 5 (B))

14-2.204. Rear yard. There shall be a rear yard on every lot which rear yard shall have a minimum depth of thirty (30) feet. (Ord. No. 338, Sec. 5 (C))

14-2.205. Side yard. A minimum width of any side yard or at least sum of the widths of both side yards shall be as follows:

<u>No. Of Stories</u>	<u>Of Side Yard</u>	<u>Of Both Side Yards</u>
1	4'	12'
2	6'	14'
3	8'	16'

Provided that any side yard contiguous to a street must have a minimum width of eight (8) feet. (Ord. No. 338, Sec. 5 (D))

14-2.206. Front yards. The minimum required depth of a front yard shall be thirty (30) feet from the street right-of-way, except as provided in Section 14-2.1902 (Ord. No. 338, Sec. 5 (E) as amended by Ord. No. 476, Sec. 1)

14-2.207. Lot area. The minimum requirements shall be 6000 square feet, with a minimum lot width of fifty (50) feet at the building line. The maximum building area shall not exceed 40% of the total lot area. In three or more family dwellings the minimum required lot area per family should be two thousand five hundred (2500) square feet. (Ord. No. 338, Sec. 5 (F))